



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

# The Websters, Leigh, Worcestershire. WR6 5LE

£420,000

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A charming four bedroom detached Cottage inviting some updating, situated in the charming village of Leigh surrounded by glorious countryside and conveniently placed for access to Worcester and Malvern.

Accommodation briefly comprises: Entrance Hall, Living Room, Dining Room, Kitchen and downstairs Cloakroom. On the first floor: Four Bedrooms and Bathroom.

Outside: Private garden to the front and side, largely laid to lawn. The rear garden has a spacious patio seating area with further lawned garden. The property further benefits from a generous brick built outbuilding, the main room (10'2" x 7'3") benefiting from power with 2 further Store Rooms to the rear. Further outbuilding split into 2 separate useful Store Rooms. To the side, 5 bar gate gives access to generous off road parking area.

LOCATION: The property is located in the charming small village of Leigh. Leigh is surrounded by glorious countryside and sits only a few hundred yards to the west of the larger village of Bransford, benefiting from Public Houses, Hotel with Spa and Golf Club, Petrol Station and The Fold Organic Community Farm, offering monthly markets and with Cafe, Workshops and Studios.

**Kitchen** - 2.82m x 2.62m (9'3" x 8'7")

**Dining Room** - 3.99m x 3.07m (13'1" x 10'1")

**Living Room** - 3.99m x 3.68m (13'1" x 12'1")

**Bedroom 1** - 3.96m x 3.68m (13'0" x 12'1")

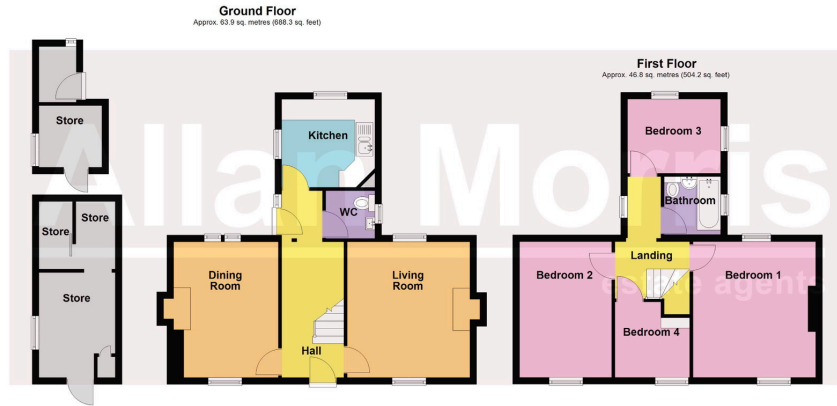
**Bedroom 2** - 4.01m x 2.67m (13'2" x 8'9")

**Bedroom 3** - 2.79m x 2.31m (9'2" x 7'7")

**Bedroom 4** - 2.18m x 2.24m (7'2" max x 7'4" max)

**Bathroom** - 1.85m x 1.68m (6'1" x 5'6")





Total area: approx. 110.8 sq. metres (1192.4 sq. feet)

DISCLAIMER: Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



- Charming detached period Cottage
- 2 Reception Rooms
- 4 Bedrooms
- Useful brick built outbuildings
- Gardens to front, rear and side.
- Generous off road parking
- Stunning rural location
- NO ONWARD CHAIN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	